

Notice of Application and Meeting



Development Services Department
1775 12th Ave. NW, P.O. Box 1307
Issaquah, WA 98027
425-837-3100
DSD@issaquahwa.gov

Project Name: Issaquah Townhomes
Application: February 4, 2016
Application Complete: Not Available Until After Neighborhood Meeting
Notice of Application: February, 15, 2016

Notice of Application Public Comment Period:
February 15 to February 29, 2016
(Comment period extends beyond February 29th; See 'Public Comment' below for more information)
Date, Time and Location of Neighborhood Meeting:
February 29, 2016 from 5 – 7 pm
City Hall South, Eagle Room
130 E. Sunset Way, Issaquah WA 98027

PROJECT INFORMATION

File Number(s): ASDP16-00003

Project Description: New construction of eleven (11) townhome units that will be developed first as multifamily and then the applicant proposes to subdivide the units into eleven (11) single family lots. (See attached Plans)

Project Location: 775 4th Ave. NW, Issaquah, WA 98027 (See attached Vicinity Map)

Size of Subject Area in Acres: 0.49 **Sq. Ft.:** 21,477

Applicant: Melanie Clark, Westcott Homes
1010 Market St., Kirkland, WA 98033
Phone: 425-576-9390 ext. 204
Email: mclark@westcотthomes.com

Decision Maker: Development Services Department - Level 2 process

Required City Permits: Administrative Site Development Permit

Required City Permits, Not Part of this Application: Building Permit, Site Work Permit, Landscape Permit, Preliminary Plat, Final Plat

Required Studies: Technical Information Report (TIR), Traffic Impact Scoping Memo

REGULATORY INFORMATION

Zoning: Mixed Use Residential (MUR)

Comprehensive Plan Designation: Multifamily Residential

Consistent With Comprehensive Plan: Yes

Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency: Central Issaquah Development and Design Standards (Online at: <http://www.ci.issaquah.wa.us/DocumentCenter>, under the Development folder)

PUBLIC COMMENT

The Neighborhood Meeting will be held in the Eagle Room of City Hall South on February 29th from 5 to 7 pm. The applicant will have plans available for viewing and will be available for your questions and comments regarding their development proposal. The purpose of the Neighborhood Meeting is to allow the community to participate in the process to raise potential issues and concerns regarding the proposal.

In addition to the materials being present at the Neighborhood Meeting, the application, with full size plans, is available for review at the Permit Center, City Hall Northwest, 1775 12th Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Notice of Application Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

You may make a comment at the Neighborhood Meeting or written comments are due by 5:00 pm on the Public Comment Period date noted above to:

Development Services Department
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

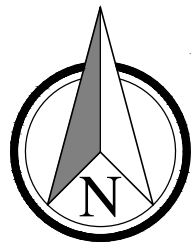
Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.

CITY CONTACT INFORMATION

Project Planner: Jennifer R. Woods, Associate Planner
Phone Number: 425-837-3806
E-Mail: JenniferRW@Issaquahwa.gov

Development Services Department:
Phone Number: 425-837-3100
E-Mail: DSD@issaquahwa.gov

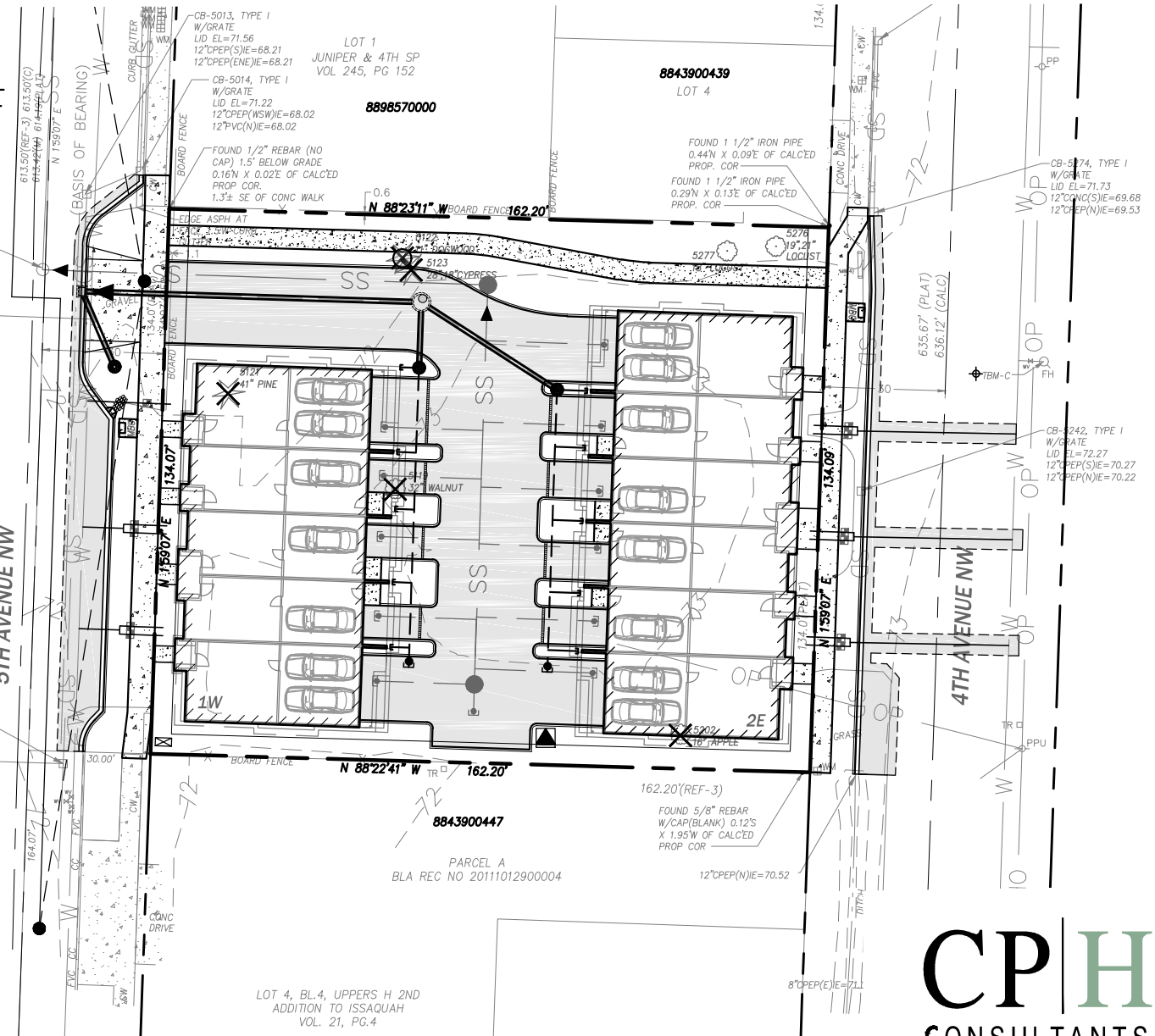
THE PROJECT PROPOSES TO
CLEAR, GRADE, AND DEVELOP 11
NEW SINGLE FAMILY TOWNHOME
UNITS WITH ASSOCIATED FRONTAGE
IMPROVEMENTS TO 5TH AVENUE
NW AND 4TH AVENUE NW



0 40 80

PLAN IN FEET

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1404-WLD ISSAQUAH TOWNHOMES

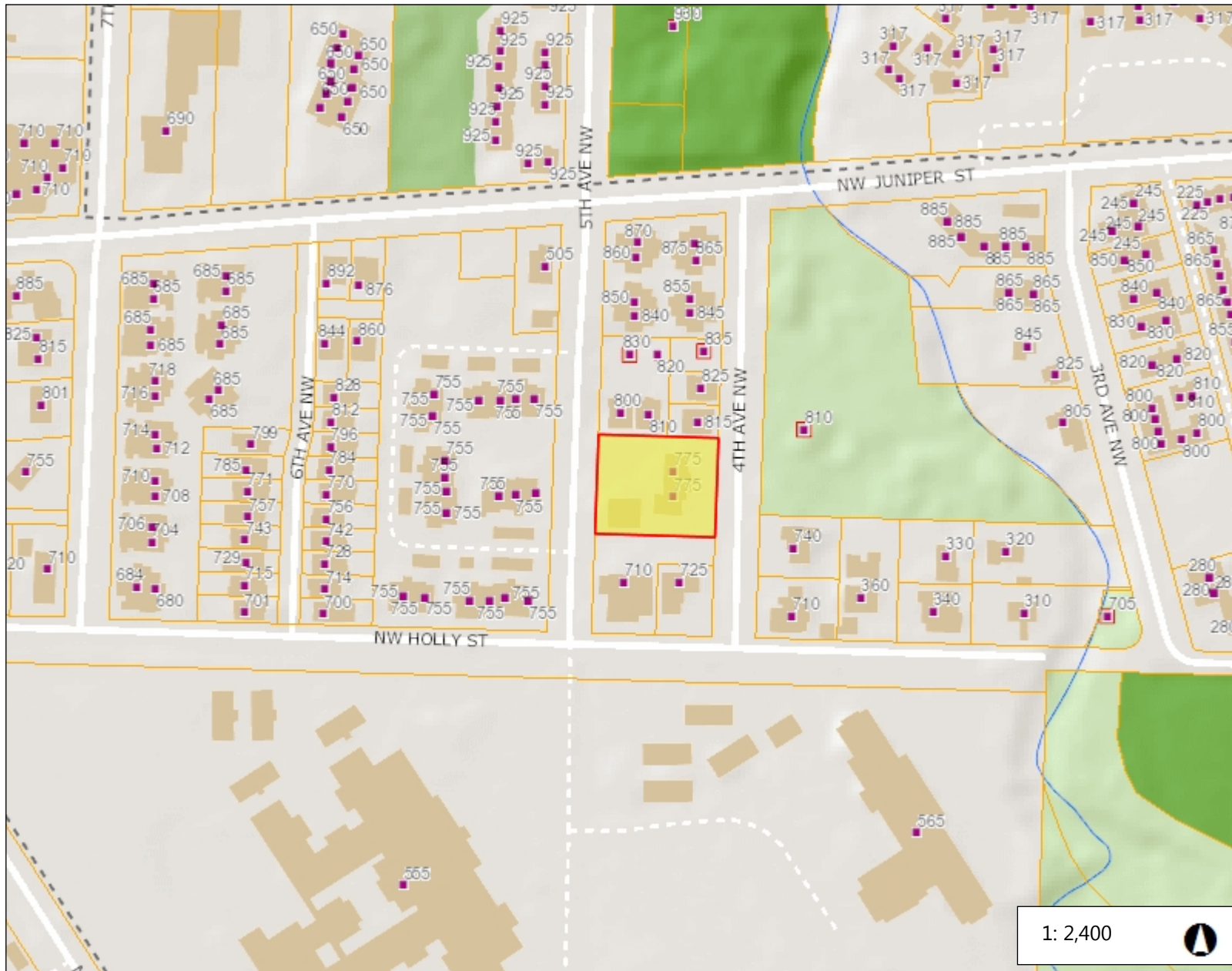
CPH
CONSULTANTS

Site Planning • Civil Engineering
Land Use Consulting • Project Management

11431 Willows RD NE, Suite 120 | Redmond, WA 98052
Phone: (425) 285-2390 | FAX: (425) 285-2389
www.cphconsultants.com



Vicinity Map for 775 4th Ave. NW



Legend

- Site Addresses
- Parcels
- Issaquah City Limits
- Streets
 - STREET
 - HIGHWAY
 - RAMP
 - WALKWAY
 - DRIVEWAY; ACCESS; RETAIL AC
- Trails
- Railroad
- Water Bodies
- Streams
- Buildings
 - BUILDING FOOTPRINT
 - TEMPORARY PLACEHOLDER
- Parks - Open Space - NGPE
 - PARK
 - PARK/OPEN SPACE
 - OPEN SPACE
 - NGPE
 - STATE PARK

400.0 0 200.00 400.0 Feet

DISCLAIMER: These maps and other data are for informational purposes and have not been prepared for, nor are they suitable for legal, surveying, or engineering purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The City of Issaquah makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained herein.